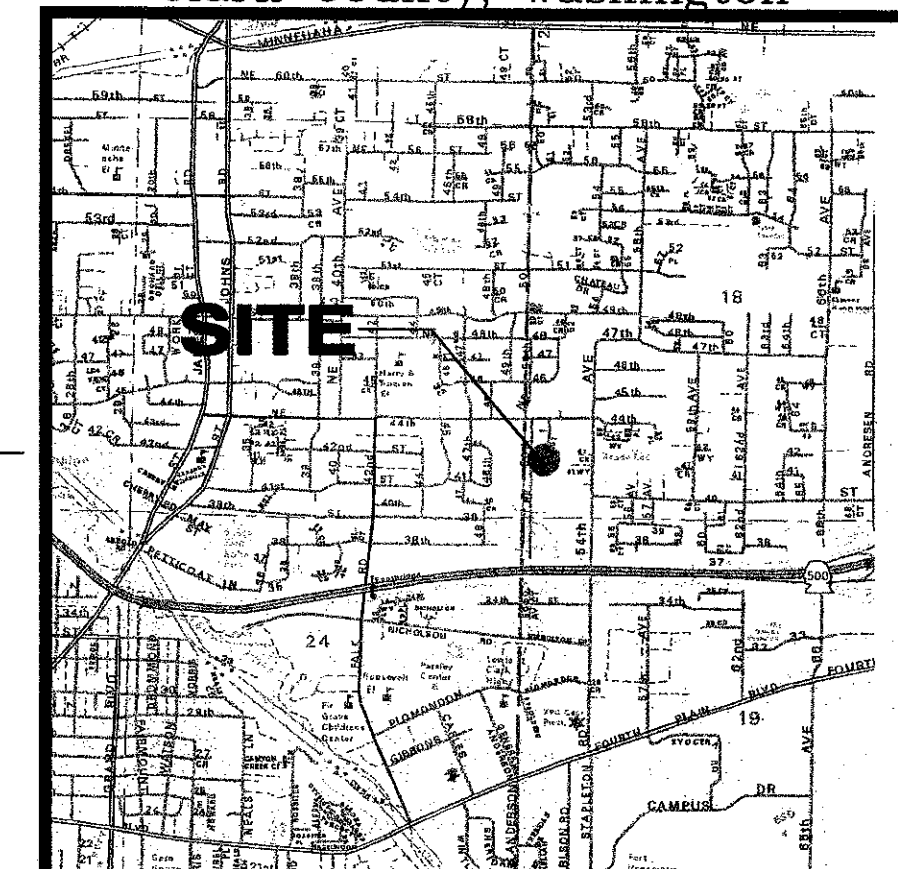


50th AVENUE INFILL S.P.
A Preliminary Short plat within
in a portion of the SW 1/4 of
Sec. 18, T2N., R2E., W.M.
Clark County, Washington



**10. PROPOSED DEVELOPMENT
(I.E., LAND DIVISION) PLAN**

SCALE 1"=20'
SHEET SIZE 24" x 36"
GENERAL INFORMATION

- APPLICANT/CONTACT:
JOEL STIRLING
2208 E. EVERGREEN BLVD. SUITE A
VANCOUVER, WA 98661
JOEL@STERLING-DESIGN.BIZ
PH: (360) 759-1794
- PROPERTY OWNER:
RUSS & CHARLENE WEBB
P.O. BOX 345
VANCOUVER, WA 98666
- AREA: 1.0 ACRES (43,560 SQ. FT.)
- TAX LOT: 2
- SERIAL NUMBER: 108182-000
- SITE ADDRESS: 4117 NE 50th AVE. VANCOUVER 98661
- ZONING: R1-6
- COMPREHENSIVE PLAN: UL

EXISTING CONDITIONS

- Environmental**
 - TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
 - THERE ARE NO ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC.) OR AREAS PRONE TO FLOODING AS SHOWN.
 - THERE ARE NO KNOWN FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
 - THERE ARE NO KNOWN WATER BODIES/WETLAND AREAS ON THE PROPERTY.
 - THERE ARE NO WETLAND DELINEATION AREAS ON THE PROPERTY.
 - THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARDOUS AREAS.
 - THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT AND VEGETATION AREAS.
 - THE SITE IS LOCATED WITHIN A LOW ARCHAEOLOGICAL PROBABILITY AREA (0%-20%). NO ARCHAEOLOGICAL PRE-DETERMINATION WILL BE REQUIRED FOR THIS PROJECT.
- Land Use and Transportation**
 - THE PROPOSED SITE AREA IS APPROX. 1.0 ACRES (43,560 SQ.FT.). THE LAYOUT AND DIMENSIONS OF THE EXISTING PARCEL ARE SHOWN ON THIS PLAN.
 - THERE ARE MULTIPLE EXISTING STRUCTURES ON-SITE AS SHOWN.
 - EXISTING ACCESS, DRAINAGE & UTILITY EASEMENTS LOCATIONS & WIDTHS ARE AS SHOWN.
 - NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
 - LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE 50th AVE. & NE 43rd STREET IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
 - NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE AS SHOWN.
 - LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 50th AVENUE & NE 43rd STREET ARE SHOWN ON THIS PLAN.
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
 - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)
- Water and Sewer**
 - THE NEAREST EXISTING FIRE HYDRANT IS LOCATED ON THE NORTH OF THE SITE.
 - THERE ARE NO KNOWN SEPTIC SYSTEM(S) OR WELL(S) AS SHOWN.
 - EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

- Environmental**
 - THERE ARE NO WETLAND AREAS/PROTECTED AREAS ON-SITE. THERE ARE NO HABITAT AREAS OR ENHANCEMENT AREAS ON-SITE.
- Land Use and Transportation**
 - THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THIS PLAN.
 - DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
 - THERE IS (1) EXISTING STRUCTURE TO REMAIN ON LOT 1 AS SHOWN.
 - ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
 - THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
 - PROPOSED PEDESTRIAN FACILITIES ARE AS SHOWN.
 - THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
 - LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
 - THE WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAYS AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON THIS PLAN.
 - THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE ON THE SITE OR WITHIN 500' OF THE SITE.
 - ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
 - SITE DISTANCE AT ALL DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
 - THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

- N/A

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

**• TIER II INFILL
PAC2009-00026**

SHEET INDEX

PROPOSED DEVELOPMENT PLAN W/EX. CONDITIONS	1
BOUNDARY SURVEY (BY OTHERS)	2
PROPOSED STORMWATER PLAN	3

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPF SURVEYING, INC. (360) 834-0174	
SOIL TYPE(S): HIC & HIB	HYDROLOGIC GROUP: B
SOILS TESTING BY: COLUMBIA WEST ENGINEERING	AASHTO CLASSIFICATION: A-4
DATE: -	
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 270'-282'
SITE AREA: 1.0 ACRE(S)	FILENAME: S:\433\Preliminary2.pro

NOTE:

Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

PER 40.260.130 B.(2)

- MOBILE HOMES WILL BE PERMITTED WITHIN THIS DEVELOPMENT

PER 40.260.130 D. (2) & (6)

- ALL PROPOSED LOTS WILL ACCOMMODATE THE MINIMUM DIMENSIONAL REQUIREMENTS FOR A 24' x 36' MOBILE HOME WITH ASSOCIATED (2) OFF STREET PARKING SPACES AND (1) ENCLOSED SINGLE CAR GARAGE OF NOT LESS THAN 288 SQ. FT.

SITE DENSITY DATA:

TOTAL AREA: 1.00 ACRES (43,560 sq.ft.)	
TOTAL LOTS: 7	
MINIMUM LOT AREA:	4,500 sq.ft.
MAXIMUM LOT AREA:	7,346 sq.ft.
AVERAGE LOT AREA:	5,065 sq.ft.



Department of
Public Works
CLARK COUNTY
WASHINGTON
proud part, promoting future
community

URBAN LOCAL RESIDENTIAL ACCESS
APPROVED
5/23/09
DATE

TIER II INFILL SETBACKS TABLE:

5'	SIDE YARDS
10'	FRONT YARD
18'	TO GARAGE
10'	REAR YARD